

1 BILL NO. R-85-03- 4/

2 DECLARATORY RESOLUTION NO. R- 41-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 March 20, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 The South 53 feet of Lots Numbered
12 561, 562 and 563 of Hanna's Addition,
the North 33.5 feet of the South
13 86.5 feet of Lots Numbered 561, 562
and 563 of Hanna's Addition, and
14 Lot Numbered 560 of Hanna's Addition;

15 said property more commonly known as 614-618 S. Harrison Street,
16 and 222 Pearl Street, Fort Wayne, Indiana;

17 WHEREAS, it appears that said petition should be pro-
18 cessed to final determination in accordance with the provisions
19 of said Division 6.

20 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
21 OF THE CITY OF FORT WAYNE, INDIANA:

22 SECTION 1. That, subject to the requirements of Section
23 4, below, the property hereinabove described is hereby designated
24 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
25 12.1. Said designation shall begin upon the effective date of
26 the Confirming Resolution referred to in Section 3 of this Resolu-
27 tion and shall continue for three (3) years thereafter. Said desig-
28 nation shall terminate at the end of that threeyear period.

29 SECTION 2. That upon adoption of this Resolution:

30 (a) Said Resolution shall be filed with the Allen
31 County Assessor;
32

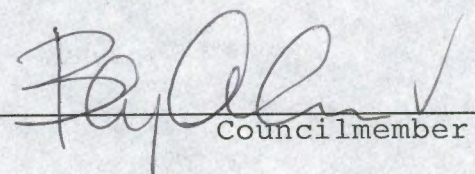
(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

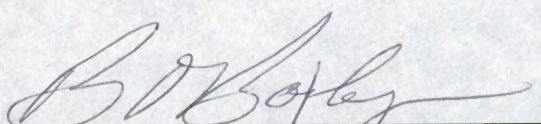
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____.M.,E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Lesink,
seconded by Talarico, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>1</u>	_____	_____	_____	_____

DATE: 3-26-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-41-85

on the 26th day of March, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 27th day of March, 1985,
at the hour of 11:30 o'clock A..M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of March,
1985, at the hour of 11:30 o'clock A..M.,E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Ronald L. & Judith C. Bonar, d/b/a/ J. R. Properties
2. Owner(s) Ronald L. and Judith C. Bonar
3. Address of Owner(s) 614 South Harrison Street
Fort Wayne, IN 46802
4. Telephone Number of Owner(s) (219) 424-0318
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant N/A
7. Telephone number of Applicant () N/A
8. Address of Property Seeking Designation 614-618 S. Harrison Street, and
222 Pearl Street, Fort Wayne, Indiana
9. Legal Description of Property Proposed for Designation (may be attached) See attached survey
10. Township Waybe
11. Taxing District City Fort Wayne

12. Current Zoning Business

13. Variance Granted (if any) None

14. Current Use of Property

a. How is property presently used? Dujour Restaurant, offices of Bonar & Associates, Inc., Morrison Associates, Environs, Inc., and storage

b. What Structure(s) (if any) are on the property? Two buildings - one 5-story brick and one 2-story brick (Environs, Inc.).

b. What is the condition of this structure/these structures? Good structural condition but in need of repair/restoration

15. Current Assessed Value of Real Estate	<u>222 Pearl</u> <u>\$14,600</u>	<u>614-618 S. Harrison</u> <u>\$52,200</u>
a. Land	<u>10,200</u>	<u>26,000</u>
b. Improvements	<u>4,400</u>	<u>26,200</u>

16. Amount of Total Property Taxes Owed During the Immediate Past Year
1984 Payable 1985: \$5,361.38

17. Description of Proposed Improvements to the Real Estate
Restoration and development to be done in two phases. See attached for detailed description.

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?
Phase I: May, 1985 Phase II: 1986

b. When is completion expected? Phase I: Nov., 1985; Phase II: 1988

19. Cost of Project (not including land costs) Phase I: \$150,000
Phase II: \$2,000,000+

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Phase I: 10 Phase II: 20

~~lation of this new manufacturing equipment?~~

b. What is the nature of those jobs? Phase I: additional staff of Bonar & Assoc. Phase II: additional office/maintenance employees

c. Anticipated time frame for reaching employment level stated above?

Phase I: 2 years Phase II: 3 years

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) N/A

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The property is located in an area that has deteriorated and become depressed. The building condition is substandard and obsolete for current needs and must be restored and developed to become a viable property. With assistance, the feasibility for restoration and development is enhanced.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? It will help develop the downtown in converting an old building into a viable office/restaurant/apartment complex.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

PHASE I:

Owners have obtained a commitment for two \$15,000 Historic Facade Challenge Grants and a \$50,000 loan from the Downtown 50/50 Rehabilitation Program from the City of Fort Wayne. The balance will be provided thru Summit Bank.

PHASE II:

Financing on Phase II is not yet finalized. It is expected IRB will be requested.

I hereby certify that the information and representation on this Application are true and complete.

Ronald E. Bonar

Signature(s) of Owners

Judith C. Bonar

3/20/05

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
REAL ESTATE TAX ABATEMENT

ATTACHMENT

No. 17

The present property is occupied by Dujour Restaurant, Bonar & Associates, Inc. offices, Morrison Associates offices, and Environs, Inc. in the small building on Pearl Street. The properties are proposed to be developed in two phases over a period of about 5 years. These are described as follows:

PHASE I

Phase I proposes the renovation and expansion of the office space on the first floor of the building on South Harrison. Approximately 1,700 square feet of office space will be added to Bonar & Associates. In addition, the existing office space will be renovated and improved. Detailed plans for this renovation are available for review. In addition to the interior work planned, exterior restoration of the Harrison and Pearl Street facades are proposed. This work includes the total restoration of the two facades which will entail cleaning and restoring the brick; repair, restoration and painting the storefront; and replacement of all windows.

Phase I work is expected to begin by May of 1985 and be completed in November of 1985.

PHASE II

The building on Harrison Street consists of 50,000 square feet including a full basement. It is proposed that the first floor will be developed into offices plus the existing Dujour Restaurant. Floors 2 thru 5 are proposed to be developed into offices and/or apartments. It is anticipated that Dujour will occupy a portion of the second level immediately above their existing facilities. The balance of the building will have installed stairwells and elevators.

Current feasibility studies are underway to determine if it is economically feasible to construct apartments in the top 4 floors. Preliminary results indicate a positive finding and it is believed that this will be the final conclusion.

It is proposed that the feasibility study will be completed by the end of 1985. Construction is expected to begin in 1986 and is estimated to take approximately two years to be completed, or sometime in 1988.

CERTIFICATE OF SURVEY

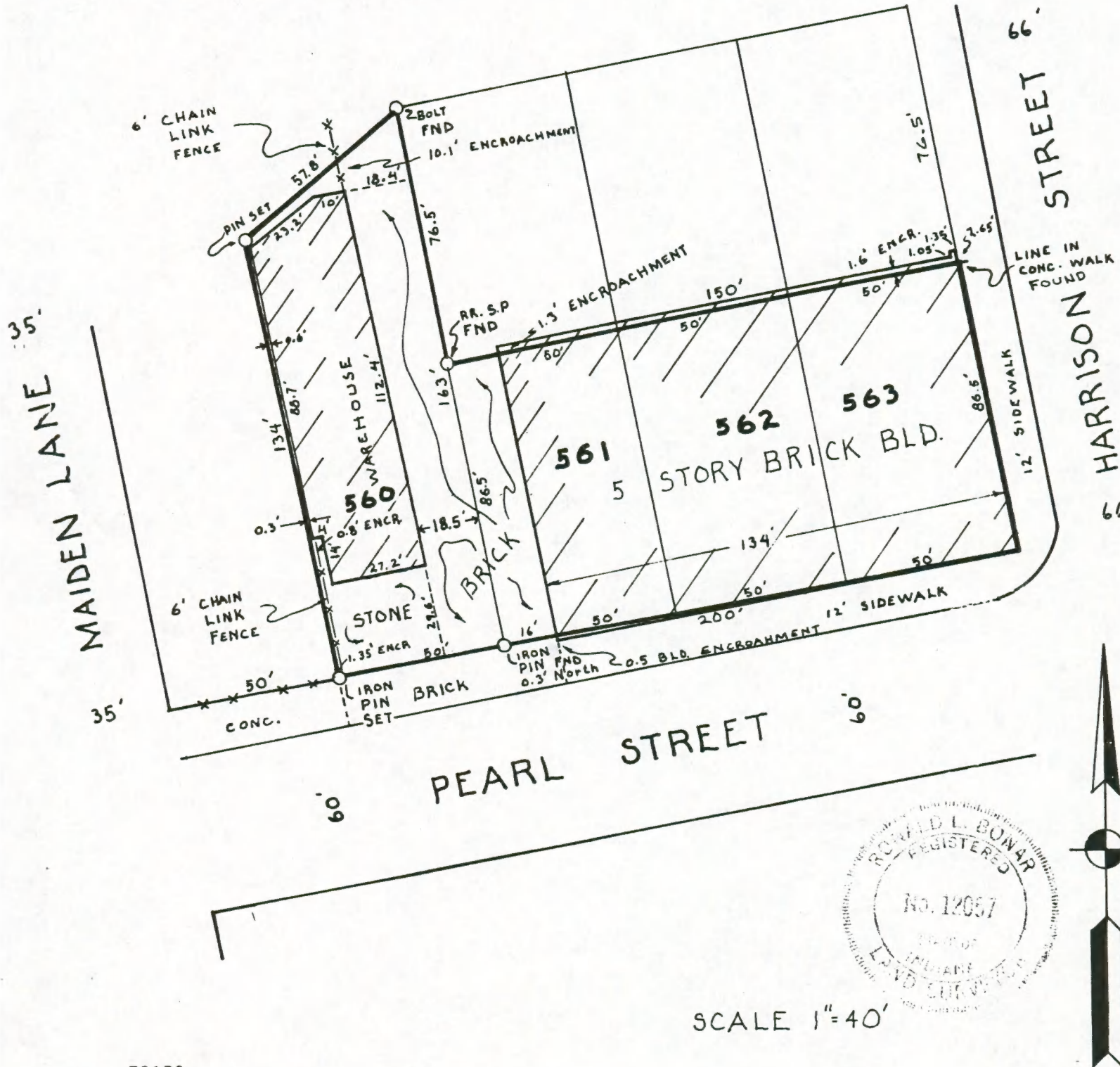
Office of
RONALD L. BONAR & ASSOCIATES, INC.
Engineering, Surveying, Planning
Fort Wayne, Indiana

Ronald L. Bonar
Land Surveyor #12057

The undersigned Land Surveyor, registered as provided by an act of the General Assembly of the State of Indiana, hereby certifies that he has made a resurvey of the real estate depicted and described below. Measurements were made in feet and decimals and the corners were perpetuated as shown, in conformity with the plat and deed record thereof in the office of the Recorder of Allen County, Indiana

No encroachment existed, except as noted. The description of the real estate is as follows, to wit: The South 53 feet of Lots Numbered 561, 562 and 563 of Hanna's Addition, the North 33.5 feet of the South 86.5 feet of Lots Numbered 561, 562 and 563 of Hanna's Addition, and Lot Numbered 560 of Hanna's Addition.

This property is located within the Intermediate Regional Flood (approximately March, 1913 flood) but not within the standard project flood area as defined and described in the December 1974 Corps of Engineers, U.S. Army Technical Summary to Flood Plain Information Reports for Maumee, St. Mary's and St. Joseph Rivers, Cedar Creek, Junk and Trier Ditches.



Job No 79159
For Wayne Hardware

IN WITNESS WHEREOF, I hereunto place my hand and seal this 19th day of September, 1979

Ronald L. Bonar

1038

J R PROPERTIES

614 S. HARRISON
FORT WAYNE, INDIANA 46802

71-34
749

3/10 1985

PAY TO THE ORDER OF
City of Ft Wayne
Fifty and $\frac{00}{100}$ \$ 50.00 DOLLARS

SUMMIT BANK S
ONE SUMMIT SQUARE, FORT WAYNE, INDIANA 46802

Ronald L. Benay

FOR

⑈001038⑈ ⑈074900343⑈ 45⑈2 004 292⑈

BILL NO. R-85-03-41

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1

(614-618 S. Harrison Street and 222 Peral Street - Ronald L. &

Judith C. Bonar, d/b/a J.R. Properties)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 3-26-85

SANDRA E. KENNEDY
CITY CLERK

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution *R 85-05-41*

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (614-618 S. Harrison Street and 222 Pearl Street - Ronald L. & Judith C. Bonar, d/b/a J. R. Properties).

EFFECT OF PASSAGE The restoration and development of these buildings will help develop the downtown area in converting an old building into a viable office/restaurant/apartment complex. Thirty (30) additional jobs will be created.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Phase I: \$150,000;

Phase II: \$2,000,000+

ASSIGNED TO COMMITTEE (PRESIDENT) _____